

CITY OF BETHLEHEM
City Council Memorandum

Subject: Council-initiated amendment to Bill 16-2021, a privately proposed zoning text amendment submitted by the owners of the Martin Tower site at 1170 8th Avenue

To: City Council Members

From: Michael Colón, City Council Vice President

Date: June 2, 2021

Attached is a proposed City Council-initiated amendment (“Amendment”) to the privately-proposed zoning text amendment Bill 16-2021 (“Original Bill”) submitted by the owners of the Martin Tower site at 1170 8th Avenue and discussed at the June 1, 2021 City Council meeting.

The Original Bill, as submitted by the site owners, would affect the Office Mixed Use District at the Martin Tower site (“OMU District”) by amending the City Zoning Ordinance in connection with parking in front of principal buildings, entering and exiting onto an arterial street, and rear yard setbacks.

As I stated at the June 1st Council meeting, I believe the Original Bill did not adequately limit the number of parking rows that could hypothetically be constructed on lots in the OMU District. The attached Amendment attempts to address this concern by limiting the number of driving isles and rows of parking spaces placed between a principal commercial building and the curb line of an arterial street along the front of lots in the OMU District to two (2) driving aisles and four (4) rows of parking spaces.

I respectfully ask Council to consider the attached Amendment at the June 15, 2021 Council meeting when the Original Bill is scheduled for First Reading.

Thank you.



Michael G. Colón
Vice President, Bethlehem City Council

cc: R. Donchez, Mayor
J. Spirk, Jr., Esq., City Council Solicitor

Proposed Colón Amendment to Bill 16-2021 (DRAFT)
(2021 Martin Tower Zoning Text Amendment)

Deletions: ~~Red strikethrough~~

Insertions: Blue underline

BILL NO. 16-2021

ORDINANCE NO. 2021 - _____

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING PART 13 OF THE CODIFIED ORDINANCES RELATING TO ZONING WITH RESPECT TO PROPERTIES IN THE OMU DISTRICT BY AMENDING SECTION 1311(a)-(b) PERTAINING TO THE CONFIGURATION OF OFF-STREET PARKING AND DRIVEWAY ACCESS ONTO ARTERIAL STREETS AND SECTION 1314.02(b)(5) TO LESSEN THE MINIMUM REAR YARD SETBACK.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That in Article 1311.08(a) of the Zoning Ordinance, which currently reads that:

No new off-street parking spaces shall be placed between a principal building and the curb line of an arterial street along the front of the lot. Existing parking spaces may be rearranged, provided they do not result in an increase in off-street parking spaces in such location. ~~In the OMU District, parking spaces placed between a principal commercial building and the curb line of an arterial street along the front of the lot shall be limited to one (1) driving aisle and one (1) row of parking spaces.~~

Shall be amended to read:

No new off-street parking spaces shall be placed between a principal building and the curb line of an arterial street along the front of the lot. Existing parking spaces may be rearranged, provided they do not result in an increase in off-street parking spaces in such location. ~~Article 1311.08(a) does not apply to the OMU District.~~ In the OMU District, parking spaces placed between a principal commercial building and the curb line of an arterial street along the front of the lot shall be limited to two (2) driving aisles and four (4) rows of parking spaces.

SECTION 2. That in Article 1311.08(b) of the Zoning Ordinance, which currently reads that:

No new vehicle driveway shall enter or exit onto an arterial street, unless the applicant proves that no feasible alternative exists, such as use of alleys or a side street.

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(2021 Martin Tower Zoning Text Amendment)

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Shall be amended to read:

No new vehicle driveway shall enter or exit onto an arterial street, unless the applicant proves that no feasible alternative exists, such as use of alleys or a side street. Article 1311.08(b) does not apply to the OMU District.

SECTION 3. That in Article 1314.02(b)(5) of the Zoning Ordinance, which currently reads:

Minimum Rear Yard Setback ~~30~~ Feet***

Shall be amended to read:

Minimum Rear Yard Setback 20 Feet***

SECTION 4. All Ordinances and parts of Ordinances inconsistent herewith be and hereby are repealed.

Sponsored by _____

PASSED finally in Council on the ____ day of _____, 2021.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2021.

Mayor